



PLANNING DEPARTMENT

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Hayward, CA 94544

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Fee/Deposit Schedule

as of September 2025

**** PLEASE NOTE THAT ALL CREDIT CARD PAYMENTS ARE ASSESSED AN ADDITIONAL THREE PERCENT (3%) PROCESSING FEE ****

APPLICATION TYPE		FEES, DEPOSIT ¹
PRE- APPLICATION MEETING	Conditional Use Permit (CUP) and Variance	\$125
	Others Application Types	\$150
	Plus additional fee for each additional agency, e.g., Public Works, Fire, etc., that attends the meeting	\$150
CONDITIONAL USE PERMIT ^{7,9}	Standard ⁸	AT-COST/\$2,500 deposit
	Cemetery, church or school	AT-COST/\$4,000 deposit
	Flight strip, heliport	AT-COST/\$4,000 deposit
	Outdoor recreation facility	AT-COST/\$4,000 deposit
	Sanitary landfill	AT-COST/\$4,000 deposit
	Solar farm	AT-COST/\$4,000 deposit
	Note: Additional PWA review cost	PWA review deposit for CUP
		AT-COST/\$2,000 deposit
Note: Additional PWA review cost	Soil importing	AT-COST/\$2,500 deposit/ \$2,500 deposit for PWA
	Wireless Telecommunication Facility	AT-COST/\$6,000 deposit / \$2,000 deposit for PWA
	Mandatory Review	\$500
ADMINISTRATIVE CONDITIONAL USE PERMIT	Minor and temporary land uses	\$500
SITE DEVELOPMENT REVIEW (SDR) ⁷	Standard	AT-COST/\$4,000 deposit
	Note: Additional PWA review cost	PWA review deposit for Major SDR
		AT-COST/\$4,000 deposit
	Agricultural/Principal Unit	AT-COST/\$2,000 deposit
	Agricultural/Horse Boarding Facility (New)	AT-COST/\$2,000 deposit
	Agricultural/Horse Boarding Facility (SDR Renewal)	AT-COST/\$1,500 deposit
	Agricultural/Caretaker Unit	AT-COST/\$1,500 deposit \$300 FEE for renewals
	Minor SDR	AT-COST/\$1,500 deposit
	Note: Additional PWA review cost	PWA review deposit for Minor SDR
		AT-COST/\$2,000 deposit
	Modification of Conditions	AT-COST/\$1,500 deposit
	Garage Conversions	AT-COST/\$2,000 deposit
	Sign Review	\$300

APPLICATION TYPE		FEES, DEPOSIT ¹
VARIANCE	Standard	AT-COST/\$2,500 deposit
	Fence	\$1,500
<i>Note: Additional PWA review cost</i>	PWA review deposit for Variance	AT-COST/\$1,000 deposit
ZONING VERIFICATION LETTER (ZVL)	Standard	AT-COST/\$500 deposit
	Wireless Telecommunication Request Pursuant to "Section 6409"	\$500 deposit
	Preliminary Review with Advisory Body	AT-COST/\$500 deposit
SUBDIVISION⁷	New Tentative Tract/Parcel Map	AT-COST/\$6,000 deposit
	Re-filing of Tentative Map	AT-COST/\$6,000 deposit
	Parcel Map Over 40 acres	AT-COST/\$6,000 deposit
	Modify Conditions	AT-COST/\$2,500 deposit
	Parcel Map Waiver	\$450
	Extension of Time	\$450
	Certificate of Compliance	\$650 ^{2, 10}
	Lot Line Adjustment / Boundary Adjustment	\$650 ^{2, 10}
<i>Note: Additional PWA review cost</i>	PWA review deposit for Tentative Tract/ Parcel Map	AT-COST/\$5,000 deposit
REZONING	Standard or Planned Development ⁸	AT-COST/\$4,000 deposit
	Determination for Modification of Planned	AT-COST/\$2,000 deposit plus \$2,000 for CUP ³
<i>Note: Additional PWA review cost</i>	PWA review deposit for Rezonings	AT-COST/\$2,000 deposit
TEMPORARY USE PERMIT		AT-COST/\$1,000 deposit
MINOR MODIFICATION		AT-COST/\$1,000 deposit
MINOR USE PERMIT		AT-COST/\$1,000 deposit
ADMINISTRATIVE MINOR USE PERMIT		\$500
MISCELLANEOUS	Street Name Verification or Change (Public/Private)	AT-COST/\$450 deposit
	Agricultural Preserve/Williamson Act	\$1,000 ⁴
	Public Utility Report	\$150
	Landscape Field Check	AT-COST/\$500 deposit
	Landscape Plan Check	AT-COST/\$500 deposit
	Rebuild Letter	AT-COST/\$350 deposit
	Zoning Enforcement Surcharge	AT-COST (hourly rate)
	Department of Real Estate Report	\$250
	Historic Assessment Review	\$125
	Mills Act	\$500
	Certificate of Appropriateness	\$125

CALIFORNIA ENVIRONMENTAL QUALITY ACT WORK (CEQA)	Initial Study	\$1,000 initial deposit
	CEQA Exemption	Included in Fee or Cost
	Environmental Impact Report	\$5,000 initial deposit
	Other, e.g., Review as Responsible Agency	AT-COST/deposit to be determined
GENERAL PLAN	Amendment	AT-COST/\$6,000 deposit
SPECIFIC PLAN	Initiation or Amendment	AT-COST/\$6,000 deposit
APPEALS	Fixed Fee Applications	\$250
	At-Cost Applications, appeal by Applicant	AT-COST ⁵
	At-Cost Applications, appeal by other than	\$250 ⁶
<i>Note: Additional PWA review cost</i>	PWA review deposit for various application types above may be requested as part of review of your application.	AT-COST / to be determined by PWA
ADMINISTRATIVE	Copies	\$0.10 per each side of sheet
	Prints (microfiche)	\$1.00 per each side of sheet
	Publications	As Noted Under Separate Cover
SURFACE MINING	Permit/Reclamation Plan	AT-COST/\$10,000 deposit
	Modification	AT-COST/\$5,000 deposit
	Five Year Review	AT-COST/\$4,000 deposit

TEN (10) NOTES ON FEES FOR VARIOUS APPLICATION TYPES:

1. Please note that the deposits cited above are based on the typical time it takes to process an application of that type. However, processing time can vary depending on the specifics of an application and it is possible, particularly if an application becomes controversial, that the processing time, and thus the cost, may exceed the original estimate. If this happens, the applicant is responsible for the additional costs. When costs approach the amount of a deposit, staff will notify the applicant and request an additional deposit based on staff's best estimate of the additional time necessary to complete the application review. The County will bill charges for staff time spent processing an application at an hourly rate that represents staff salary plus overhead and will bill consultant charges at actual cost. In addition, the County will bill direct costs, including but not limited to actual costs of mailing or publication of notices or actions, against the deposit. Depending on the particulars of the specific application, an applicant may be asked to submit a larger or smaller deposit at the pre-application or intake meeting. Where the application is not noted as AT-COST the amount stated is a fixed fee regardless of the time spent on the application. The Public Works Agency will require deposits to review a project in addition to the required Planning Department deposits.
2. \$650 Public Works Agency Review fee for Certificate of Compliance / Lot Line Adjustment / Boundary Adjustment
3. If expected to be a minor modification.
4. The Clerk of the Board receives the application and the fee
5. Charged against deposit
6. No further charges against applicant where applicant is not the appellant
7. In addition to CEQA work
8. For major projects, PWA may require additional deposit for review
9. Please reference the Zoning Ordinance for additional uses requiring a CUP that are not listed in the fee schedule
10. Document Recording Fees <https://www.acgov.org/forms/auditor/ADMN-Clerk-Recorder-Fee-Schedule-rev-01-01-2024.pdf>